

PB# 96-13

**DON BAR DEVELOPMENT
LOT LINE CHANGE**

35-1-63

38-1-1, 13 & 14

96-13 DON-BAR Lot Line Change
Kahn, Carlisle, Jaffe
Windsor Garden Drive - (Shaw)

Approved 4-12-99

New Windsor, N.Y. 12553

MADE IN U.S.A.
© Wilson Jones, 1989

DATE April 18, 1996 RECEIPT NUMBER 96-13
 RECEIVED FROM Don-Bar Development Corp.
 Address 54-150 Old Rt. 9W-New Windsor, N.Y. 12553
One Hundred Fifty 00/100 DOLLARS \$150.00
 FOR Lot Line Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	150.00	CASH	
AMOUNT PAID	150.00	CHECK	# 114
BALANCE DUE	- 0 -	MONEY ORDER	

BY A. Zappala
Mara Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

15455

April 17 1996

Received of Don-Bar Development Corp \$ 50.00
Fifty 00/100 DOLLARS
 For P.B. # 96-13

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CK # 114</u>		<u>50.00</u>

By Dorothy H. Hansen
Town Clerk
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Joe Friends of
 565-1900 Richard Shulkin
\$3,888.00

DATE April 8, 1999RECEIPT NUMBER 01-12

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

15455

April 17 1996

Received of Don Bar Development Corp \$ 50.00

Fifty 00/100 DOLLARS

For DB # 96-13

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Ch # 114</u>		<u>50.00</u>

By Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

*Joe Friends of
565-1900 Richard Shulkin
\$3,888.00*

Wilson Jones - Carbonless - S1612-114-CL Duplicate - S1614-114-CL Triplicate

DATE April 8, 1999 **RECEIPT** NUMBER 96-13

RECEIVED FROM Don-Bar Development Corp.

Address New Windsor, N.Y.

Three Hundred Twenty-Six DOLLARS \$ 326.00

FOR Additional Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>326 --</u>	CASH	
AMOUNT PAID	<u>326 --</u>	CHECK	<u>#195</u>
BALANCE DUE	<u>-0 -</u>	MONEY ORDER	

BY Nyssa Mason, Secretary

Wilson Jones - Carbonless - S1654-MCR Duplicate - S1657N-CL Triplicate

DATE April 12, 1999 **RECEIPT** 039161

RECEIVED FROM Don-Bar Development Corp.

Address

Chester Road and 100 DOLLARS \$ 100.00

FOR PPS Appraisal Fee (96-13)

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	<u>\$194</u>
AMOUNT PAID		CHECK	<u>100.00</u>
BALANCE DUE		MONEY ORDER	

BY Dorothy H. Hansen

Map Number 77-99 City H. Windsor
Section 35 Block 1 Lot 63 Town H. Windsor
38 1 1.1 Village

Title: Kahn, Carlisle & Jaffe
* Lot lines ~~chg~~ chg

Dated: 10-7-98 Rev. Filed 4-14-99

Approved by Ed Stent
on 4-12-99

Record Owner ① Mohammad H. & Najma Sahar

Kahn
② Dor-Bor Development Corp.
(1 Sheet)

DONNA L. BENSON
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/13/1999

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 96-13

NAME: KAHN, CARLISLE AND JAFFE LOT LINE CHANGE

APPLICANT: DON-BAR DEVELOPMENT CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/12/1999	PLANS STAMPED	APPROVED
10/14/1998	P.B. APPEARANCE . REAPPEARED FOR MINOR CHANGE TO PLAN	MINOR CHANGE - APPROVED 10-14-98
08/12/1998	P.B. APPEARANCE . DO NOT STAMP UNTIL 96-7 IS FILED AND STAMPED	APPROVED
08/05/1998	WORK SESSION APPEARANCE	NEXT AGENDA
04/24/1996	P.B. APPEARANCE . PRELIMINARY APPROVAL	LA:ND WVE PH
04/17/1996	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/13/1999

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LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 96-13

NAME: KAHN, CARLISLE AND JAFFE LOT LINE CHANGE
APPLICANT: DON-BAR DEVELOPMENT CORP.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/18/1996	EAF SUBMITTED	04/18/1996	WITH APPLICATION
ORIG	04/18/1996	CIRCULATE TO INVOLVED AGENCIES	/	/
ORIG	04/18/1996	LEAD AGENCY DECLARED . ORIGINAL LEAD AGENCY STILL STANDS FROM EARLIER ACTION	04/24/1996	TOOK LEAD AGENCY
ORIG	04/18/1996	REQUEST FOR INFORMATION	/	/
ORIG	04/18/1996	DECLARATION (POS/NEG) . ORGINAL NEG. DEC. STILL STANDS FROM EARLIER ACTION	04/24/1996	DECL NEG DEC

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/12/1999

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LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 96-13

NAME: KAHN, CARLISLE AND JAFFE LOT LINE CHANGE
APPLICANT: DON-BAR DEVELOPMENT CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/18/1996	REC. CK. #115	PAID		150.00	
04/24/1996	P.B. ATTY FEE	CHG	35.00		
04/24/1996	P.B. MINUTES	CHG	22.50		
08/12/1998	P.B. ATTY. FEE	CHG	35.00		
08/12/1998	P.B. MINUTES	CHG	18.00		
10/14/1998	P.B. ATTY. FEE	CHG	35.00		
10/14/1998	P.B. MINUTES	CHG	9.00		
04/01/1999	P.B. ENGINEER FEE	CHG	321.50		
04/08/1999	REC. CK. #195	PAID		326.00	
		TOTAL:	476.00	476.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/12/1999

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 96-13

NAME: KAHN, CARLISLE AND JAFFE LOT LINE CHANGE
APPLICANT: DON-BAR DEVELOPMENT CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/01/1999	L.L. CHANGE APPROVAL FEE	CHG	100.00		
04/08/1999	REC. CK. #194	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

AS OF: 03/31/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 96- 7

FOR WORK DONE PRIOR TO: 03/31/99

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
96-7	142649	/ /	TIME	LSB	CL STERLING WOODS	0.00	0.10	0.00			
96-7	142410	03/09/99	TIME	MJE	MC Review easement/plan	75.00	0.50	37.50			
96-7	144545	03/10/99	TIME	MJE	MC EASEMENT NG	75.00	0.30	22.50			
96-7	144556	03/29/99	TIME	MJE	MC FINAL DESCRIPTIONS	75.00	0.40	30.00			
								90.00			
96-7	143115	03/15/99			BILL 99-282					-37.50	
										-37.50	
					TASK TOTAL			90.00	0.00	-37.50	52.50
					GRAND TOTAL			90.00	0.00	-37.50	52.50

505.50
90.00

\$ 595.50

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 96- 7

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
96-7	116335	03/06/96	TIME	MJE	WS WOODS SUB	70.00	0.40	28.00					
96-7	116336	03/12/96	TIME	MCK	CL WOODS SUB-COMMENTS	25.00	0.50	12.50					
96-7	116348	03/12/96	TIME	MJE	MC WOODS	70.00	0.50	35.00					
96-7	116355	03/18/96	TIME	MJE	MC WOOD SUB W/SHAW	70.00	0.20	14.00					
96-7	116353	03/21/96	TIME	MJE	MC WOOD SUB	70.00	0.40	28.00					
96-7	116402	04/17/96	TIME	MJE	WS JAFFE	70.00	0.40	28.00					
96-7	116401	04/24/96	TIME	MJE	MC WOODS L/L	70.00	0.40	28.00					
96-7	116406	04/24/96	TIME	MCK	CL STERLING/RVW COMM	25.00	0.50	12.50					
									186.00				
96-7	116438	04/30/96			BILL 96-356 5/14/96 PD					-186.00			
										-186.00			
96-7	118758	05/13/98	TIME	MJE	MC WOODS MEMO TO RDMc	75.00	0.40	30.00					
96-7	118712	05/14/98	TIME	MCK	CL MEMO STERLING WOOD	28.00	0.50	14.00					
96-7	119156	07/07/98	TIME	MJE	MC STERLING WOODS SUBD	75.00	0.40	30.00					
96-7	119240	08/05/98	TIME	MJE	WS STERLING WOOD SUB	75.00	0.40	30.00					
96-7	119235	08/07/98	TIME	MJE	MC WOODS SUB W/SHAW	75.00	0.40	30.00					
96-7	119282	08/10/98	TIME	MJE	MC STERLING WOOD SUB	75.00	0.80	60.00					
96-7	119245	08/11/98	TIME	MCK	CL STERLING WOODS RVW C	28.00	0.50	14.00					
96-7	119287	08/11/98	TIME	MJE	MC STERLING WOOD SUB	75.00	0.10	7.50					
96-7	119228	08/12/98	TIME	MJE	MM Woods Sub APPL	75.00	0.10	7.50					
									223.00				
96-7	119392	09/11/98			BILL 98-1016 9/18/98					-223.00			
										-223.00			
96-7	119576	10/07/98	TIME	MJE	WS STERLING WOODS	75.00	0.40	30.00					
96-7	119602	10/12/98	TIME	MJE	MC STERLING WOODS SUB	75.00	0.50	37.50					
96-7	119595	10/13/98	TIME	SAS	CL STERL WOODS/RVW COMM	28.00	0.50	14.00					
96-7	119599	10/14/98	TIME	MJE	MM Amendmt APPD	75.00	0.10	7.50					
96-7	119604	10/14/98	TIME	MJE	MC STERLING WOODS SUB	75.00	0.10	7.50					
									96.50				
96-7	119701	11/18/98			BILL 98-1162					-96.50			
										-96.50			
TASK TOTAL								505.50	0.00	-505.50	0.00		
GRAND TOTAL								505.50	0.00	-505.50	0.00		

4/5/99
96-13

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00

ESCROW (\$150.00 - \$400.00) \$

* * * * *

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL..... 25.00

FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00

(1)

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ 321.50

PLANNING BOARD ATTORNEY FEES:\$ 105.00

MINUTES OF MEETINGS\$ 49.50

OTHER\$

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 476.00

Escrow: 150.00

326.00 Due

(2)

100.00 (1)
326.00 (2)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/01/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 96-13

NAME: KAHN, CARLISLE AND JAFFE LOT LINE CHANGE
APPLICANT: DON-BAR DEVELOPMENT CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/18/1996	REC. CK. #115	PAID		150.00	
04/24/1996	P.B. ATTY FEE	CHG	35.00		
04/24/1996	P.B. MINUTES	CHG	22.50		
08/12/1998	P.B. ATTY. FEE	CHG	35.00		
08/12/1998	P.B. MINUTES	CHG	18.00		
10/14/1998	P.B. ATTY. FEE	CHG	35.00		
10/14/1998	P.B. MINUTES	CHG	9.00		
04/01/1999	P.B. ENGINEER FEE	CHG	321.50		
		TOTAL:	476.00	150.00	326.00

AS OF: 03/31/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 96- 13

FOR WORK DONE PRIOR TO: 03/31/99

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
.													
96-13	142651	/ /	TIME	LSB	CL JAFFE/KAHN	0.00	0.10	0.00					
96-13	142411	03/09/99	TIME	MJE	MC Review Easement/plan	75.00	0.50	37.50					
96-13	144544	03/10/99	TIME	MJE	MC EASEMENT OK	75.00	0.30	22.50					
96-13	144555	03/29/99	TIME	MJE	MC FINAL DESCRIPTIONS]	75.00	0.40	30.00					

								90.00					
96-13	143117	03/15/99			BILL 99-282					-37.50			

									-37.50				
								=====	=====	=====	=====		
TASK TOTAL								90.00	0.00	-37.50	52.50		
.													
GRAND TOTAL								90.00	0.00	-37.50	52.50		

2 31.50
90.00

321.50

AS OF: 03/31/99

PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 96- 13

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
96-13	101966	04/17/96	TIME	MJE	WS JAFFE/KAHN	70.00	0.40	28.00					
96-13	101954	04/24/96	TIME	MJE	MC KAHN L/L	70.00	0.40	28.00					
96-13	101976	04/24/96	TIME	MCK	CL KAHN/RVW COMM	25.00	0.50	12.50					

									68.50				
96-13	102070	04/30/96			BILL 96-356 5/14/96 PD					-68.50			

										-68.50			
96-13	119237	08/05/98	TIME	MJE	WS CARLYLE JAFFE	75.00	0.40	30.00					
96-13	119283	08/10/98	TIME	MJE	MC CARLISLE L/L	75.00	0.50	37.50					
96-13	119246	08/11/98	TIME	MCK	CL KAHN/CARLISLE RVW CO	28.00	0.50	14.00					
96-13	119288	08/11/98	TIME	MJE	MC CARLILSE L/L	75.00	0.10	7.50					
96-13	119229	08/12/98	TIME	MJE	MM Carlisle/Jaff APPL	75.00	0.10	7.50					

									96.50				
96-13	119393	09/11/98			BILL 98-1016 9/18/98					-96.50			

										-96.50			
96-13	119603	10/12/98	TIME	MJE	MC KAHN L/L	75.00	0.50	37.50					
96-13	119596	10/13/98	TIME	SAS	CL KAHN/RVW COMM	28.00	0.50	14.00					
96-13	119600	10/14/98	TIME	MJE	MM Ammendment APPD	75.00	0.10	7.50					
96-13	119605	10/14/98	TIME	MJE	MC KAHN L/L	75.00	0.10	7.50					

									66.50				
96-13	119702	11/18/98			BILL 98-1162					-66.50			

										-66.50			
								=====	=====	=====	=====		
TASK TOTAL								231.50	0.00	-231.50	0.00		
.													
								=====	=====	=====	=====		
GRAND TOTAL								231.50	0.00	-231.50	0.00		

KAHN, CARLISLE & JAFFE LOT LINE CHANGE (96-13)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This is going to be pretty much very similar to this?

MR. SHAW: Yes. Very briefly, for the record, now that we have created lot number 5 with the Sterling Woods subdivision, this is a lot line change of approximately 2 1/4 acres from the lands of Dombor Development, which is lot number 5 to the lands of Kahn. With this conveyance of property, will allow a 60 foot wide leg from the lands of Kahn to access Windsor Gardens Drive town road.

MR. PETRO: Back on the road again, obviously, if the lands of Kahn, if they make a, put condos, if it's R-5, correct, so being R-5, and it's condos and keep it as private road with the association owning and maintaining the road, wouldn't have to become a town road, therefore, that leg would be proper?

MR. SHAW: Correct.

MR. PETRO: Probably pretty much what they'd do, probably wouldn't be a town road.

MR. EDSALL: No. Again, it depends what the owner cares to do with the lot, but it would likely be a private access road.

MR. SHAW: You know, I may point out, I don't want the board to get off on a tangent on what could be developed here. The development of this lot is going to be limited by getting into the sewer line by gravity, obviously, that which is below the sewer line cannot be serviced without putting in a pump station. Also, they have federal wetlands that run through the property, also, that would in turn inhibit somewhat the development of the lot. So, I don't know what Mr. Kahn's going to do with it. I have never discussed with him what his intention is, but the site does have some limitations.

MR. PETRO: I see that the southerly portion does not go all the way to the tracks, I thought it went all the way to the tracks.

MR. SHAW: It does go to the tracks, that's the width of the Conrail right-of-way.

MR. PETRO: Okay. All right, lead agency?

MR. EDSALL: I think you can just affirm your previous decision.

MR. PETRO: We're going to do all three same way?

MR. EDSALL: Yes.

MR. PETRO: Just want a motion to approve.

MR. LUCAS: Make the motion.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Kahn, Carlisle & Jaffee lot line change on Mahary Lane. Any further discussion from the board members? Before I do roll call, we just want to get into the minutes that all the prior information that was given to the prior application we just reviewed and the original applications on these developments will stand, nothing's been changed, so they are all going to stand as was originally written or written into the minutes. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhepa@ptd.net



REVIEW NAME: KAHN/CARLISLE-JAFFE LOT LINE CHANGE
PROJECT LOCATION: SECTION 35 - BLOCK 1 - LOT 63
WITH SECTION 38 - BLOCK 1 - LOTS 1, 13 AND 14
PROJECT NUMBER: 96-13
DATE: 14 OCTOBER 1998
DESCRIPTION: THIS APPLICATION IS FOR A CORRECTION/AMENDMENT
TO THE PREVIOUSLY APPROVED LOT LINE CHANGE.

1. The correction/amendment increases the land gained by Kahn as part of the lot line change, to include the southwesterly portions of Lots of the Sterling Woods Subdivision. I see no zoning significance for this lot line change and I believe the previous SEQRA determination of the Board remains valid.

As such, I would recommend that the Planning Board approve this amended/corrected plan for stamp of approval.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

A:.kahn.sh

RESULTS P.B. MEETING OF: *October 14, 1998*

PROJECT: Kahn, Carlisle, Gille, L.L. Chy **P.B.#** 96-13

LEAD AGENCY: *Princeton University* ~~NEGATIVE DEC:~~

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A___ N___

2. TAKE LEAD AGENCY: Y___ N___

CARRIED: YES___NO___

M)___S)___ VOTE: A___N___

CARRIED: YES NO

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y___N___

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)___ S)___ VOTE: A ___ N___

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) 14 S) 14 VOTE: A 4 NO APPROVED CONDITIONALLY: 10-14-98

NEED NEW PLANS: Y____ N____

DISCUSSION/APPROVAL CONDITIONS:

[illegible]

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/14/98

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 96-13

NAME: KAHN, CARLISLE AND JAFFE LOT LINE CHANGE
APPLICANT: DON-BAR DEVELOPMENT CORP.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	08/07/98	MUNICIPAL HIGHWAY	08/11/98	APPROVED
REV1	08/07/98	MUNICIPAL WATER	08/11/98	APPROVED
REV1	08/07/98	MUNICIPAL SEWER	08/13/98	APPROVED
REV1	08/07/98	MUNICIPAL FIRE	08/10/98	APPROVED
ORIG	04/19/96	MUNICIPAL HIGHWAY	04/23/96	APPROVED
ORIG	04/19/96	MUNICIPAL WATER	04/22/96	APPROVED
ORIG	04/19/96	MUNICIPAL SEWER	08/07/98	SUPERSEDED BY REV1
ORIG	04/19/96	MUNICIPAL FIRE	04/25/96	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/14/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 96-13

NAME: KAHN, CARLISLE AND JAFFE LOT LINE CHANGE
APPLICANT: DON-BAR DEVELOPMENT CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/12/98	P.B. APPEARANCE . DO NOT STAMP UNTIL 96-7 IS FILED AND STAMPED	APPROVED
08/05/98	WORK SESSION APPEARANCE	NEXT AGENDA
04/24/96	P.B. APPEARANCE . PRELIMINARY APPROVAL	LA:ND WVE PH
04/17/96	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/14/98

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 96-13

NAME: KAHN, CARLISLE AND JAFFE LOT LINE CHANGE
APPLICANT: DON-BAR DEVELOPMENT CORP.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/18/96	EAF SUBMITTED	04/18/96	WITH APPLICATION
ORIG	04/18/96	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/18/96	LEAD AGENCY DECLARED	04/24/96	TOOK LEAD AGENCY
ORIG	04/18/96	REQUEST FOR INFORMATION	/ /	
ORIG	04/18/96	DECLARATION (POS/NEG)	04/24/96	DECL NEG DEC



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR

P/B # 96-13

WORK SESSION DATE: 7 OCT 98

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

new plan

PROJECT NAME: Kahn, Carlisle Jaffe Yc

PROJECT STATUS: NEW OLD X

REPRESENTATIVE PRESENT: Greg Shaw

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

more land to Kahn

Reactivate old app?

CARLISLE & JAFFE LOT LINE CHANGE (96-13) WINDSOR GARDEN DRIVE

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Is this almost a ditto just except for the sewer?

MR. SHAW: Very close. Again, this is adjacent to the Sterling Woods subdivision, the application you just reviewed. Now that we have created five lots, there's now an application before you and this was reviewed also two, three years ago to convey a piece of land of this lot to the lands of Kahn. Lands of Kahn is presently a 3.7 acre parcel which is landlocked, doesn't have access to any town roadway. With this lot line change, we'll be giving them a 60 foot wide strip of land which they'll now be able to access the cul-de-sac off Windsor Gardens Drive, so in summary, this is a lot line change to give a right-of-way, actually give a parcel of land for the lands of Kahn so we can access Windsor Gardens Drive.

MR. PETRO: That will be a town road, the accessway I mean it's 50 feet, correct?

MR. SHAW: What's 50 feet?

MR. PETRO: That easement.

MR. SHAW: I don't know what it is going to be, it's going to be his property, it's wide enough to build a road on.

MR. LANDER: He has frontage now?

MR. SHAW: He has legal frontage and wide enough to build a road, what he intends to do, I have no idea, but what he does not have right now is access onto a town road.

MR. PETRO: Here's the reason I'm asking that obviously the lands of Mahary are now the lands of Petro, if that is going to be access to a town road, that means my

property is going to have access to a town road. If that is the case, I'm going to have an interest so I'll abstain from voting. You see the lands of Mahary?

MR. SHAW: Yes.

MR. LUCAS: Why does it have to be a public road?

MR. SHAW: We're going down the wrong path.

MR. LANDER: You're ahead of yourself here.

MR. LANDER: He needs 50 foot frontage to do something with this landlocked piece, this is not a road, this only gives him frontage, he has to be able to get to a road.

MR. SHAW: In order for a Town of New Windsor lot to be buildable, you need road frontage of 60 feet. This lot has none. With this parcel of land which will be conveyed to Kahn, he will now have legal frontage.

MR. PETRO: That is going to be part of his lot, you're not making that into an easement or road?

MR. SHAW: Absolutely not.

MR. PETRO: That is part of his lot?

MR. SHAW: Correct.

MR. LANDER: It's part of his lot at the present time?

MR. EDSALL: Yeah.

MR. LANDER: Let's not say it won't turn around and be a town road at a later date, it could be.

MR. PETRO: At this time.

MR. EDSALL: At this point, you're taking a lot which is non-conforming and has a big problem cause it has no frontage, you're merely making it more conforming, there's no development proposed.

MR. PETRO: I understand a hundred percent.

MR. LANDER: Not saying that in the next presentation here it could be a town road.

MR. PETRO: I didn't want to not make myself clear saying, but as it stands now, it's just going to be part of the lot. Okay, Mark, what did you have left on this one, anything else?

MR. EDSALL: No, everything was fine on this one. The only reason it did not proceed, it could not be approved until the previous one was approved, but I would say that this one should not be stamped until the other one is stamped and filed because that one has to be in place before this one can be stamped and filed.

MR. SHAW: That's correct.

MR. LUCAS: So you want to hold off?

MR. EDSALL: We've got to make sure that the applicant is aware that the other plan's got to be filed before this one can.

MR. LUCAS: Make it contingent.

MR. EDSALL: Make that a requirement that they have to file the other lot line change subdivision before this one can be filed.

MR. SHAW: That's fine.

MR. EDSALL: Which is--

MR. SHAW: Means two trips to the clerk's office.

MR. EDSALL: Or one right after another, they can be sequential as long as one's done.

MR. SHAW: You're saying it has to be filed before the town will stamp it, that's all right, we can live with that.

MR. PETRO: We have highway approval on 8/11/98 and

fire approval 8/10/98 and water approval 8/11/98.

MR. STENT: Make a motion we grant final approval can to Carlisly and Jaffee lot line change.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Kahn with Carlisle and Jaffee lot line change. Is there any further discussion from the board members? If not, roll call.

MR. STENT: Make a motion we declare lead agency on the Steele Road professional building site plan.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Steele Road professional building site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



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and PENNSYLVANIA

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS



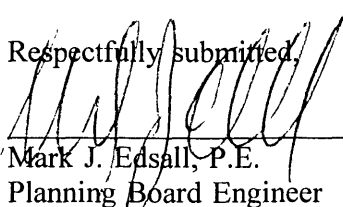
REVIEW NAME: KAHN WITH CARLISLE/JAFFE LOT LINE CHANGE
PROJECT LOCATION: WINDSOR GARDEN DRIVE
SECTION 35-BLOCK 3-LOT 63 WITH
SECTION 38-BLOCK 1-LOTS 1, 13 AND 14
PROJECT NUMBER: 96-13
DATE: 12 AUGUST 1998
DESCRIPTION: THIS APPLICATION INVOLVES A LOT LINE CHANGE
BETWEEN THE LANDS OF KAHN AND LANDS OF
CARLISLE/JAFFE, TO PROVIDE AN ACCESS TO THE KAHN
PROPERTY, WHICH APPEARS "LAND LOCKED" AT THIS
TIME. THE PLAN WAS PREVIOUSLY REVIEWED AT THE
24 APRIL 1996 PLANNING BOARD MEETING.

1. The project is located within the R-5 Zoning District of the Town. The Carlisle/Jaffe lot is maintaining compliance and the Kahn lot is being improved by this application.

This application can only be approved once the Sterling Woods Subdivision (96-7) has been approved and filed. Any approval of this lot line change should be subject to that action.

2. My records indicate that the Planning Board has taken lead agency, waived Public Hearing and adopted a Negative Declaration under SEQRA. At this time, I am not aware of any reason why the Planning Board could not consider final approval, with the condition as noted above.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:KAHN.mk

8/12/68

P.B.# 96-13

NEGATIVE DEC:

M)___ S)___ VOTE: A___ N___

CARRIED: YES NO

CARRIED: YES NO

SCHEDULE P.H. Y N

RETURN TO WORK SHOP: YES NO

M) 5 S) 11 VOTE: A 5 N 0 APPROVED CONDITIONALLY: 8/12/98

NEED NEW PLANS: Y N

Do not stamp until 96-7 is filed & stamped

DON-BAR/CARLISLE, JAFFE, KAHN LOT LINE CHANGE (96-13)
WINDSOR GARDEN DRIVE

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Again, for the record, this is the lot line change between lands of Carlisle and Jaffe and Kahn. The drawing that you are looking at reflects the proposed lot of the Sterling Woods subdivision and it is just entitled on this drawing Lands of Carlisle and Jaffe and with that, immediately to the south is a parcel of land 3.76 acres in size, which is the lands of Kahn. We're proposing to convey a 60 foot wide swath from the termination of Windsor Gardens Drive to the lands of Kahn in order to make that a building lot. Presently, it has no frontage on a town or a public road.

MR. PETRO: Why don't you make the flare at the end of the easement, if you flare it to a hundred feet when they come in with the lot, they won't need a variance because they have less than a hundred foot on the road.

MR. BABCOCK: Jim, the required street frontage is only 60 feet in this zone.

MR. PETRO: He already knows that, that is why he did that. You're always up on me.

MR. SHAW: Mark taught me well.

MR. BABCOCK: The lot width Jim is 100 feet.

MR. LUCAS: You said a building lot, one lot.

MR. SHAW: We're not proposing any development for Kahn whatsoever but it's just one parcel and we're adding to it a 60 foot leg, the town road, what he may do with it in the future, I can't say. I have no idea what Mr. Kahn is going to do, we're just trying to make him legal.

MR. PETRO: Can we start with number three?

MR. DUBALDI: Once again, lead agency under the SEQRA process.

MR. STENT: Second it.

MR. PETRO: Motion has been made that the New Windsor Planning Board declare itself lead agency under the SEQRA process on the Kahn with Carlisle lot line change on Windsor Garden Drive. Is there any further discussion? If not, roll call.

ROLL CALL

MR. DUBALDI AYE
MR. STENT AYE
MR. LUCAS AYE
MR. PETRO AYE

MR. PETRO: No comments as far as engineering, obviously, the frontage on the road, on the cul-de-sac is fine.

MR. EDSALL: Right, I would anticipate that Kahn will now have the ability to look at the subdivision at some time in the future so I'm sure we'll have an opportunity at that point to look at the slopes and some other items in greater detail but for now, it's just a lot line change.

MR. DUBALDI: I make a motion we waive the public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing on the Kahn with Carlisle Jaffe lot line change on Windsor Garden Drive.

MR. DUBALDI: Just to put in the minutes to reiterate what Mark said if lands of Kahn are going to be subdivided in the future, there will be a public hearing on that, I'm sorry, what did you say?

MR. EDSALL: There may be a public hearing.

MR. PETRO: There may be.

MR. DUBALDI: Right, I'm telling you there probably is going to be.

MR. PETRO: Roll call.

ROLL CALL

MR. DUBALDI AYE

MR. STENT AYE

MR. LUCAS AYE

MR. PETRO AYE

MR. PETRO: We're going to have to back up one minute, go back to the last application. Do we have anything back from highway yet on the application at all?

MR. EDSALL: I think I can clarify on that, I think you should understand that when this went to Mr. Pullar, he was looking at this as being all one, he wasn't aware we split it up into three applications.

MR. PETRO: We do have approval for the first application. What we did is exactly what you're talking about and that would follow through on the second application.

MR. EDSALL: Yeah, he effectively reviewed all three as one component before we split it all up.

MR. PETRO: Also the Kahn with Carlisle Jaffe.

MR. EDSALL: Yes.

MR. DUBALDI: Can I amend my motion from the last site plan to include that we get final approval on, we get highway approval.

MR. PETRO: We have that.

MR. EDSALL: See what happened, Carmen, initially was one application and when Jim Pullar reviewed it at that point, it was anticipated it would stay as one

application. Procedurally, we found it better because it involved different sides of the road, different owners, Greg and I, after workshop, agreed to split it up into three applications but when Jim initially reviewed it, he reviewed the whole thing so effectively, his response should have three project numbers on it now.

MR. DUBALDI: Okay.

MR. PETRO: That would also go with the fire approvals in the same scenario.

MR. EDSALL: Yes.

MR. PETRO: Any other layout questions or anything else to do?

MR. LUCAS: This is going to be a right-of-way there?

MR. PETRO: It's making a bad situation which is a landlocked piece of property and giving them access to a town road with a 60 foot right-of-way.

MR. DUBALDI: Make a motion we declare negative dec.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Kahn with Carlisle Jaffe lot line change Windsor Garden Drive. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI AYE
MR. STENT AYE
MR. LUCAS AYE
MR. PETRO AYE

MR. PETRO: We can go to final.

MR. LUCAS: Grant final approval.

MR. EDSALL: I don't think you can because, well, no, not only that but the problem is that some of the lot lines of the original subdivision that would affect this application and because you haven't been able to approve application 96-7 this one can't been worked on yet.

MR. LUCAS: I'll rescind my motion.

MR. PETRO: Preliminary.

MR. SHAW: That is the best we can do.

MR. PETRO: Mr. Lucas, do you amend yours to preliminary approval?

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant preliminary approval to the Don-Bar Carlisle Jaffee Kahn lot line change.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



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CONSULTING ENGINEERS P.C.

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MARK J. EDSALL, P.E.
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: KAHN WITH CARLISLE/JAFFE LOT LINE CHANGE
PROJECT LOCATION: WINDSOR GARDEN DRIVE
SECTION 35-BLOCK 1-LOT 63 WITH
SECTION 38-BLOCK 1-LOTS 1, 13 AND 14
PROJECT NUMBER: 96-13
DATE: 24 APRIL 1996
DESCRIPTION: THIS APPLICATION INVOLVES A LOT LINE CHANGE
BETWEEN THE LANDS OF KAHN AND LANDS OF
CARLISLE/JAFFE, TO PROVIDE AN ACCESS TO THE KAHN
PROPERTY, WHICH APPEARS TO BE "LAND LOCKED" AT
THIS TIME. THE PLAN WAS REVIEWED ON A CONCEPT
BASIS ONLY.

1. The project is located within the R-5 Zoning District. The Kahn lot is being increased in area and, more importantly is being provided frontage on Windsor Garden Drive (it currently appears to be land locked).

The Carlisle/Jaffe lot is being reduced in size, although the lot appears to easily meet the minimum bulk requirements for the R-5 Zoning District.

It should be noted that the bulk requirements referenced on the plan are also based on the availability of both municipal sewer and water. The sewer is proposed at this time, being a commitment of the Woods lot line change application (NWPB No. 96-7).

2. Based on the above, I am aware of no zoning problems with regard to this application.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: KAHN WITH CARLISLE/JAFFE LOT LINE CHANGE
PROJECT LOCATION: WINDSOR GARDEN DRIVE
SECTION 35-BLOCK 1-LOT 63 WITH
SECTION 38-BLOCK 1-LOTS 1, 13 AND 14
PROJECT NUMBER: 96-13
DATE: 24 APRIL 1996

4. The Planning Board should determine if a **Public Hearing** will be necessary for this **lot line change**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:KAHN.mk

DATE: April 24, 1996

* * * * *

* NEGATIVE DEC:

* M) D S) LU VOTE: A 4 N 0

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) D S) W VOTE: A 4 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M)___S)___ VOTE: A___N___ YES___NO___

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) ^{LU} ~~1~~ S) D VOTE: A 4 N 0

Preliminary
APPROVED: 4-24-96

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES_____ NO_____

DISCUSSION/APPROVAL CONDITIONS: _____

P.B. #96-13 ESCROW


115

565-1900
DON-BAR DEVELOPMENT CORP.

50-584/219

PAY TO THE ORDER OF Town of New Windsor DATE 4-15-96 \$ 150⁰⁰

one hundred fifty dollar $\frac{00}{100}$ DOLLARS

 **First Hudson Valley**
First National Bank of the Hudson Valley
123 MAIN STREET, FISHKILL, NY 12524

FOR ESCROW FEE J. Frey MP

⑈000115⑈ ⑆021905841⑆ 1215003862⑈

PB #96-13 Application fee


114

565-1900
DON-BAR DEVELOPMENT CORP.

50-584/219

PAY TO THE ORDER OF Town of New Windsor DATE 4-15-96 \$ 50⁰⁰

fifty dollar $\frac{00}{100}$ DOLLARS

 **First Hudson Valley**
First National Bank of the Hudson Valley
123 MAIN STREET, FISHKILL, NY 12524

FOR APPLICATION FEE Joseph Frey MP

⑈000114⑈ ⑆021905841⑆ 1215003862⑈

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: August 10, 1998

SUBJECT: Kahn, Carlisle & Jaffee

Planning Board Reference Number: PB-96-13

Dated: 7 August 1998

Fire Prevention Reference Number: FPS-98-039

A review of the above referenced lot line change plan was conducted on 7 August 1998.

This lot line change is acceptable.

Plans Dated: 15 November 1996

A handwritten signature in black ink, appearing to read 'R. F. Rodgers', with a stylized flourish at the end.

Robert F. Rodgers; C.C.A.
Fire Inspector



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 13

DATE PLAN RECEIVED: RECEIVED AUG 7 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of
Lands of Kohn + Jaffe - has been

reviewed by me and is approved ☒ _____,

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

No problem with water lines.

HIGHWAY SUPERINTENDENT _____ DATE _____

John D. Di... 8-11-98
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



GOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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LIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor

P/B # 96-13

WORK SESSION DATE: 5 AUG 98

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

4 plans for mtg

PROJECT NAME: Kahn/Corlyle Joffe Y/L

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: _____

MUNIC. REPS PRESENT: BLDG INSP. _____
FIRE INSP. X _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

has prelim -
can't get final until after 96-7
1/24/98 1/24/98 waived / prelim / rez dec.

next agenda
for approval
LIST ON AGENDA
APRIL
96-7

4MJ91 pbwsform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

AUG 11 1998

PLANNING BOARD FILE NUMBER: 96-13

N.W. HIGHWAY DEPT.

DATE PLAN RECEIVED: RECEIVED AUG 7 1998

The maps and plans for the Site Approval ☒ _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ _____,
disapproved ☐ _____.

If disapproved, please list reason _____

W. J. [Signature]
HIGHWAY SUPERINTENDENT

8/11/98
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 25 April 1996

SUBJECT: Kahn and Carlisle/Jaffe Lot Line Change

Planning Board Reference Number: PB-96-13

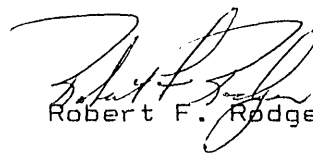
Dated: 18 April 1996

Fire Prevention Reference Number: FPS-96-027

A review of the referenced subject lot line change was conducted on 24 April 1996.

This lot line change is acceptable.

Plans Dated: 17 April 1996.

A handwritten signature in dark ink, appearing to read 'Robert F. Rodgers', is written over the printed name.

Robert F. Rodgers; C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIVED APR 22 1996

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 13

DATE PLAN RECEIVED: RECEIVED APR 18 1996

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason _____

[Signature]
HIGHWAY SUPERINTENDENT

4/23/96
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **96 - 13**

DATE PLAN RECEIVED: **RECEIVED APR 18 1996**

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Line Change - Conklin - Criske - Jaffe has been

reviewed by me and is approved L

disapproved

~~If disapproved, please list reason~~ _____

Water is available in this area

HIGHWAY SUPERINTENDENT DATE

John D. D'... 4-22-96
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B # _____

WORK SESSION DATE:

17 April 96

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

No

new app

PROJECT NAME:

Carlisle Zffe w/ Carlin Yc

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

G. Shan

MUNIC REPS PRESENT:

BLDG INSP.

in bldg.

FIRE INSP.

Rich

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Part of Sterling Woods subdiv.
(Windsor Garden Subdiv)

Shulkin project.

4MJ91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B # _____

WORK SESSION DATE:

17 April 96

APPLICANT RESUB.

REQUIRED:

new app

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Carlisle & Jaffe 4/1 w/ Kahn

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

Greg C.

MUNIC REPS PRESENT:

BLDG INSP.

in bldg

FIRE INSP.

Rich

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

—

(Step 358 woods)

will need easement (sewer) from Kahn → T/w

4MJ91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # _____

WORK SESSION DATE: 17 April 96 APPLICANT RESUB.
REQUIRED: new plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Carlisle & Jaffee 4c (former Sterling
Wood Sub)

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Cong S.

MUNIC REPS PRESENT: BLDG INSP. i. bldg.
FIRE INSP. h. b.
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

11 → 5 lots

(Step 2 of overall Woods app)

T/B must take action to abandon overall and
take new road. - need to meet w/ Crotty

need to add pre-4c plan for ref

4MJ91 pbwsform

TOWN OF NEW WINDSOR

96-13

"XX"

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD



176 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. X Site Plan _____ Spec. Permit _____

1. Name of Project Lot line change between lands of Kahn and lands of Carlisle and Jaffe
2. Name of Applicant Don-Bar Development Corp Phone 565-1900
Address 54-150 Old Route 9W, New Windsor, N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record See Attached Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan Gregory J. Shaw, P.E.
Address 744 Broadway, Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney Gerard Hankin Phone 567-6767
Address 1004 Union Ave., Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw, P.E. Phone 561-3695
(Name)
7. Project Location: On the South side of Windsor Square Drive (street)
400 feet West of Windsor Highway
(direction) (street)
8. Project Data: Acreage of Parcel See Attached Zone R-5,
School Dist. Newburgh
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

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96 - 13

OWNER OF RECORD

TAX MAP DESIGNATION

ACREAGE

- | | | |
|--|------------------------------------|------------|
| 1. Mohammad H. and Najus Sahar Kahn
16 Green Bower Lane
Spring Valley, New York 10977 | Section 35, Block 1, Lot 63 | 3.8 Acres |
| 2. Ernest Carlisle and Steven Jaffe
38 Glenwood Road
Tenefly, New Jersey 07670

(201) 871-4346 | Section 38, Block 1, Lots 1,13 &14 | 0.53 Acres |

10. Tax Map Designation: See Attached Section _____ Block _____ Lot _____
11. General Description of Project: Lot Line Change where 0.75 acres
of Carlisle and Jaffe property is conveyed to Kahn.
-
12. Has the Zoning Board of Appeals granted any variances for this property? _____ yes X no.
13. Has a Special Permit previously been granted for this property? _____ yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

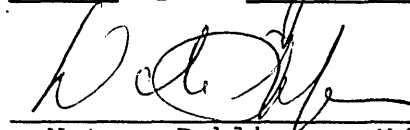
SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

7th day of April 1996



Notary Public **DELIA SIFRE**
Notary Public, State of New York
Qualified in Ulster County
Commission Expires October 31, 1996
Reg. # 03-7707325

DON Bar Development Corp

Joseph Frey President
Applicant's Signature

TOWN USE ONLY:

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96 - 13

Date Application Received

Application Number

RECEIVED APR 18 1996

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Don-Bar Development Corp., deposes and says that ^{it} he
(Applicant)

Conducts business 54-150 Old Route 9W, New Windsor
~~resides at~~ (Applicant's Address)

in the County of Orange

and State of New York

and that ^{it} he is the applicant for the Lot Line Change Between The
Lands Of Kahn and Lands Of Carlisle and Jaffe

(Project Name and Description)

which ^{it} is the premises described in the foregoing application and

that he has authorized Gregory J. Shaw, P.E.
(Professional Representative)

to make the foregoing application as described therein.

Date: 4-11-94

Don Bar Development Corp
Joseph Greyp President
(Owner's Signature)
Applicant's
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

"XX"

OWNER'S
APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Steven Jaffe, deposes and says that he
(Applicant)

resides at 38 Glenwood Road, Tenafly
(Applicant's Address)

in the County of Bergen

and State of New Jersey

and that he is ~~the owner of~~ the applicant for the property in the Lot Line

Change Between Lands Of Kahn and Lands of Carlisle and Jaffe
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Gregory J. Shaw, P.E. and Richard Shulkin
(Professional Representative)

to make the foregoing application as described therein.

Date: 4/8/96

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

96 - 13
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"XX"

OWNER'S
APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

MOHAMMAD HALEEM KHAN & NATMUS S. KHAN deposes and says that he
(Applicant)

resides at 16 Green Bower Lane,
(Applicant's Address)

in the County of Rockland, N.Y.
and State of New York

and that he is ^{an owner of the} ~~the applicant for the~~ property in the Lot Line
Change Between Lands Of Kahn and Lands Of Carlisle and Jaffe
(Project Name and Description)

which is the premises described in the foregoing application and
that he has authorized Gregory J. Shaw, P.E. and Richard Shulkin
(Professional Representative)

to make the foregoing application as described therein.

Date: 4/10/96

[Signature]
(Owner's Signature)

[Signature]
(Witness Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Statement
- *2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of Applicant.
- *2. X Name and address of Owner.
3. X Subdivision name and location.
4. X Tax Map Data (Section-Block-Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North Arrow.
10. X Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. X Surveyor's certification.
12. X Surveyor's seal and signature.

*If applicable.

13. X Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. X Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. N/A Include existing or proposed easements.
20. N/A Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. X Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. N/A A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: [Signature]
Licensed Professional

Date: Apr 17, 1996

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96-13 SEQR

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Don-Bar Development Corp.	2. PROJECT NAME Lot Line Change Between Lands Of Kahn and Lands Of Carlisle and Jaffe
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Intersection of Windsor Square Drive and Windsor Highway	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Lot Line Change Between 2 Lots involving the conveyance of 0.75 acres of land.	
7. AMOUNT OF LAND AFFECTED: Initially 6.9 acres Ultimately 6.9 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Don-Bar Development Corp. Date: April 17, 1996	
Signature: <i>[Signature]</i> Engineer For Applicant	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

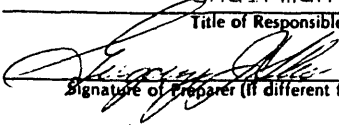
OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>If No, a negative declaration may be superseded by another involved agency.</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p style="text-align: center;">No</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p style="text-align: center;">No</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p style="text-align: center;">No</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p style="text-align: center;">No</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p style="text-align: center;">No</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p style="text-align: center;">No</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> <p style="text-align: center;">No</p>	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:</p>	
<p>Town of New Windsor Planning Board</p> <hr/> <p>Name of Lead Agency</p>	
<p>James Petro</p> <hr/> <p>Print or Type Name of Responsible Officer in Lead Agency</p>	<p>Chairman</p> <hr/> <p>Title of Responsible Officer</p>
<p>_____ Signature of Responsible Officer in Lead Agency</p>	<p> Signature of Preparer (if different from responsible officer)</p>
<p>_____ Date</p>	

